

**UNIQUE OPPORTUNITY TO OWN
NEAR NEW STONESPRINGS HOSPITAL**

STONE RIDGE PROFESSIONAL CENTER
24600 MILLSTREAM DRIVE
ALDIE, VIRGINIA 20105

Marathon
REALTY GROUP INC.

Marathon Realty Group Inc.
44081 Pipeline Plaza, Suite 325
Ashburn, Virginia 20147
marathonrgi.com
703.402.2433

24600 Millstream Dr.
Ashburn, VA 20105

Suite 420
Suite 430
Suite 440



MILLSTREAM OFFICE CONDOS

- For Sale -

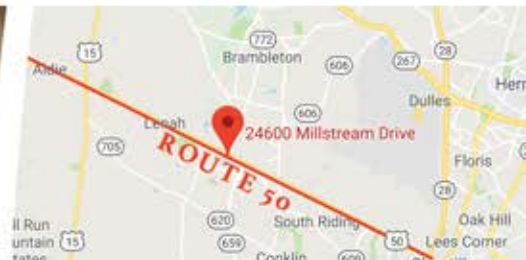
1,191 - 5,367 SF | \$295.00 PSF



HALLWAY



RECEPTION



MAP

\$
CONDO FEES
PSF
\$3.51

TAX
REAL ESTATE
TAXES PSF
\$3.19

÷
DIVISIBLE /
COMBINABLE?
Yes

+
ZONING
ORDINANCE
PDOP 1993

Patty J. Brown, CCM
President & Principal Broker

PIBROWN@MARATHONRGL.COM

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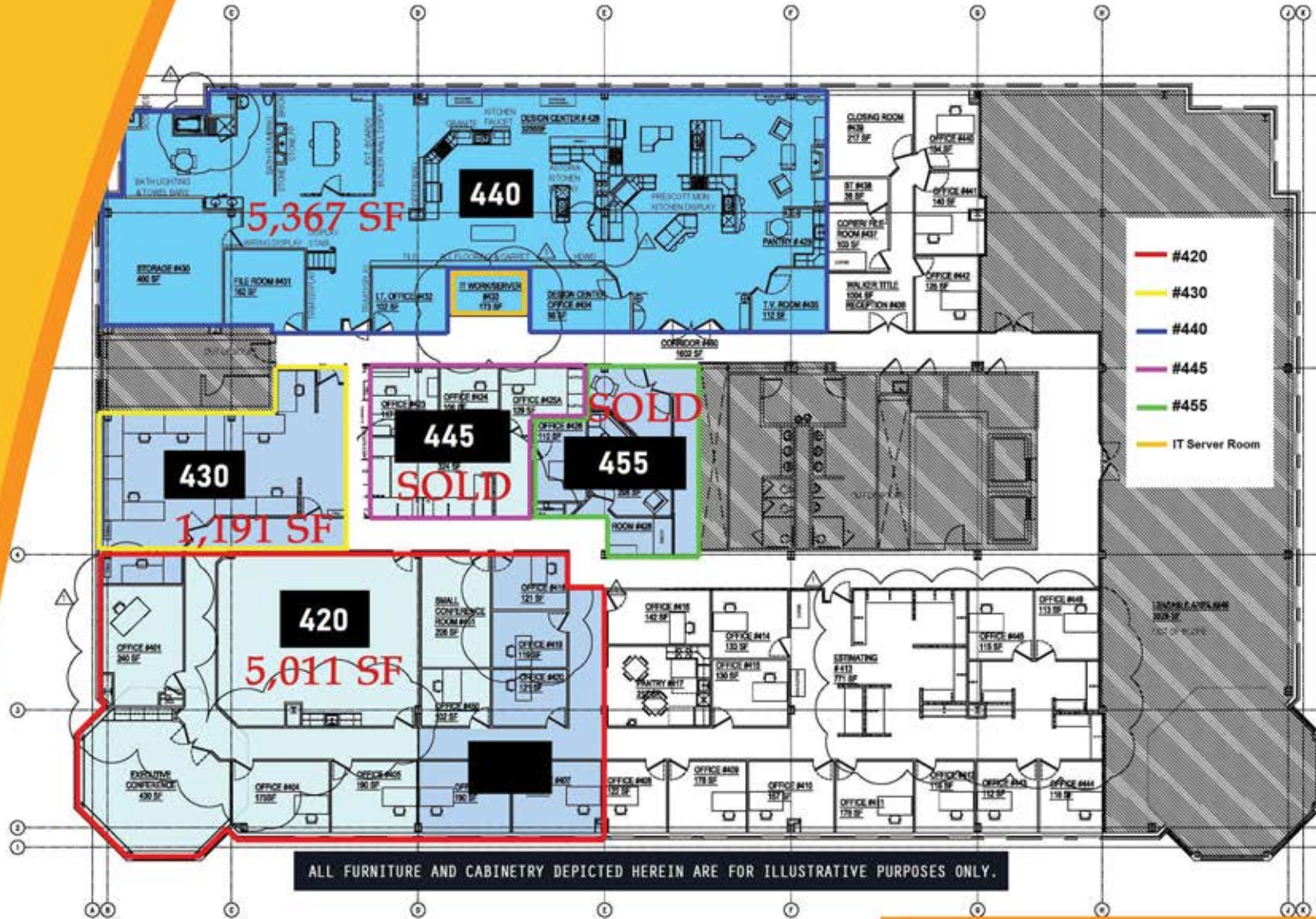
- Gum Spring Library Occupies the First Two Floors
- Situated Directly Across from the New StoneSprings Hospital Center
- Class "A" Office Condos, Ideal for Office and Medical Use, or Investors
- Great Window Lines and Elevator Exposure; Distinct Building Design
- Easy Access to Route 50 and Surrounded by Nice Amenity Base

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Stone Ridge Floor Plans



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Aldie, Virginia Demographic Data, Projections & Metrics



	Year	Mile Radius		
		1	3	5
Population	2010	3,808	30,143	57,908
	2017	6,552	48,735	90,326
	2022	7,824	57,908	106,719
Median Age	2010	31.7	32.2	32.6
	2017	33.4	33.1	33.3
	2022	34	33.3	33.4
Households	2010	1,309	9,529	17,900
	2017	2,306	15,473	27,856
	2022	2,758	18,383	32,887
Household Incomes	2017	\$134,882	\$170,828	\$179,821
	2022	\$165,445	\$186,337	\$199,478

CLASS "A" OFFICE BUILDING

The Stone Ridge Professional Center is a Class "A" office condominium building within the Stone Ridge community. It is a four-story, 90,539 gross square feet building. The Gum Spring Library occupies the first and second floors of approximately 44,732 gross square feet; the remaining ~45,807 gross square feet comprise the third and fourth floors. The building has two large elevators, and the offices have a separate entrance. The building is situated directly across from the new StoneSprings Hospital Center, offering a unique opportunity to own your office, have easy access to the hospital, but with no requirements to have privileges. **Exterior signage is available for large suites.**

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Stone Ridge Community Site Plan



This site plan is a conceptual rendering only and does not identify any lots, areas, easements or restrictions. Actual locations of structures and parking facilities may vary. See sales manager for details. Wooded area and landscape shown for illustrative purposes only. Actual quantity and location may vary.



COMMUNITY INVESTMENT

Stone Ridge is a Van Metre master-planned community with over 3,700 homes. The community includes both office and retail amenities. With over 125,000 square feet of retail space, the Stone Ridge Village Center hosts a wide variety of amenities for the community, anchored by Harris Teeter and Walgreens.

The Professional Center is nestled amongst numerous health care centers, including a hospital with an emergency center and private practices.

Purchasers will have the unique opportunity to invest in property within a hub of medical businesses, before they have reached the apex of activity.

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